143.0	0008	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	752,100 /	752,100
					USE VALUE:	752,100 /	752,100
					ASSESSED:	752,100 /	752,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
153		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STARR JACALYN E
Owner 2:	
Owner 3:	
Street 1:	153 MT VERNON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GIBBS CAROL L -
Owner 2:	-
Street 1:	153 MOUNT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1380 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5150.000	292,000	500	459,600	752,100
Total Card	0.118	292,000	500	459,600	752,100
Total Parcel	0.118	292,000	500	459,600	752,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 545.00 | /Parcel: 545.00

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 93188
GIS Ref
GIS Ref
Insp Date 05/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 143.0-0008-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	292,000	500	5,150.	459,600	752,100		Year end	12/23/2021
2021	101	FV	283,600	500	5,150.	459,600	743,700		Year End Roll	12/10/2020
2020	101	FV	283,700	500	5,150.	459,600	743,800	743,800	Year End Roll	12/18/2019
2019	101	FV	223,500	600	5,150.	430,900	655,000	655,000	Year End Roll	1/3/2019
2018	101	FV	230,600	600	5,150.	356,200	587,400	587,400	Year End Roll	12/20/2017
2017	101	FV	230,600	600	5,150.	327,500	558,700	558,700	Year End Roll	1/3/2017
2016	101	FV	230,600	600	5,150.	298,700	529,900	529,900	Year End	1/4/2016
2015	101	FV	218,300	600	5,150.	293,000	511,900	511,900	Year End Roll	12/11/2014

!11148!

PRINT

Date	Time
12/30/21	12:00:07

LAST REV

Date	Time
06/08/21	12:38:41
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11148

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIBBS CAROL L,	55087-267		7/30/2010		494,500	No	No		
	12812-618		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	93188
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2011	277	Add Bath	5,000					
5/18/2001	307	Redo Bat	15,000	C				
5/18/1998	323	Redo Kit	10,500					REMODEL KITCHEN
6/23/1995	363	Manual	20,000					REBUILD GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	MEAS&NOTICE	BS	Barbara S
11/12/2008	Meas/Inspect	345	PATRIOT
12/9/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT
8/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5150		Sq. Ft.	Site		0	80.	1.12	9									459,598						459,600	

Total AC/HA:	0.11823	Total SF/SM:	5150	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	459,598	Spl Credit		Total:	459,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97854656
Adj $ / SQ:	171.735
Other Features:	84800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358676
Depreciation:	66714
Depreciated Total:	291962

COMMENTS

PDAS. SUMP PUMP. OF =SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

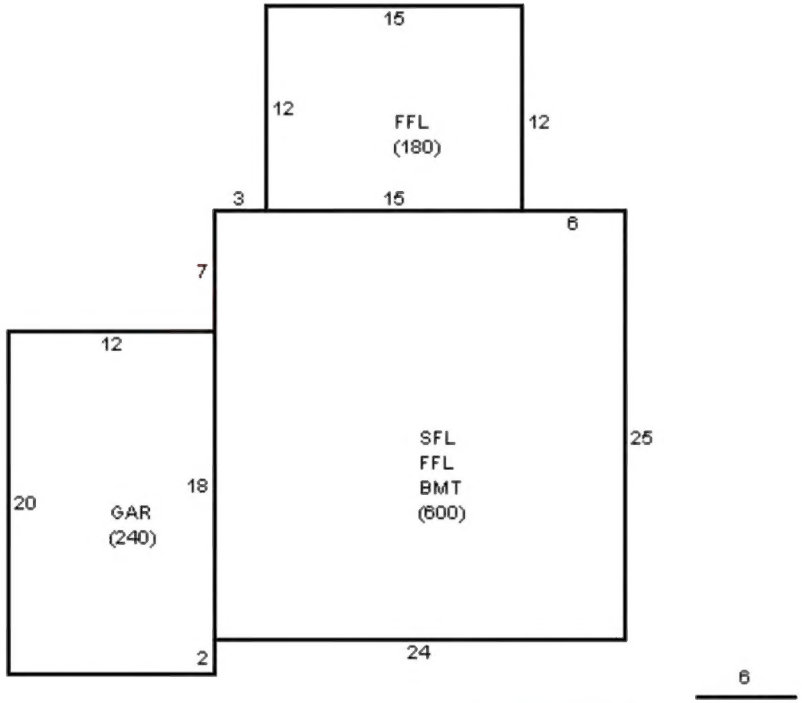
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.73
Special Features:	0	Val/Su Net:	131.53
Final Total:	292000	Val/Su SzAd	211.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	780	171.730	133,953
BMT	Basement	600	51.520	30,912
SFL	Second Floor	600	171.730	103,041
GAR	Garage	240	24.870	5,969

Net Sketched Area:	2,220			Total:	273,875
Size Ad	1380	Gross Area	2220	FinArea	1380

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0008-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	G	AV	1970	6.07	T	39.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc